

**TOWN OF GILBERT REDEVELOPMENT COMMISSION
MINUTES OF NOVEMBER 15, 2017, 6:30 P.M.
MUNICIPAL CENTER BUILDING, COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE, GILBERT, ARIZONA 85296**

COMMISSIONERS PRESENT:	STAFF PRESENT:
Tyler Hudgins, Chair	Daniel C. Henderson, CEcD Economic Development Director
Ryan Hamilton, Vice Chair	Amanda Elliott, Heritage District Liaison
Tyler Jones, Commissioner	Chris Payne, Town Attorney
	Amy Temes, Senior Planner
	Nathan Williams, AICP, Senior Planner
COMMISSIONERS ABSENT:	
Marc Barlow, Commissioner	COUNCIL PRESENT:
Peter Sciacca, Commissioner	Scott Anderson, Councilmember
	Eddie Cook, Councilmember

CALL TO ORDER:

The regular meeting of the Redevelopment Commission was called to order by Ryan Hamilton at 6:31 P.M.

ROLL CALL

Amanda Elliott called the roll and declared that a quorum was present.

COMMUNICATION FROM CITIZENS

Ryan Hamilton opened the floor to the public for any comments or communications on items not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda. There were no communications from Citizens.

ADMINISTRATIVE ITEMS

1. Oath of Office – Tyler Hudgins as Chair and Ryan Hamilton as Vice Chair.

Councilmember Cook administered the Oaths of Office to Tyler Hudgins as Chair and to Ryan Hamilton as Vice Chair of the Redevelopment Commission.

2. Oath of Office – Tyler Jones sworn in as a new Commissioner.

Councilmember Cook administered the Oath of Office to Tyler Jones as a member of the Redevelopment Commission.

Originally from Mesa, Tyler attended ASU and received his master's degree in Utah. He lived in San Francisco for eight years working in real estate investments around the world for a Swiss private equity investment firm. He currently works with institutional investors, such as pension funds and insurance companies throughout Latin America. He has 3 daughters. Tyler is excited to be part of the Redevelopment Commission.

3. Community Meeting Minutes – Consider Approval of the Minutes for the regular Redevelopment Commission meeting of October 18, 2017.

A **MOTION** was made by Vice Chair Hamilton, seconded by Commissioner Jones, to approve the regular meeting minutes of October 18, 2017. The Motion carried unanimously.

4. Community Meeting Minutes – Consider Approval of the Minutes for the Redevelopment Commission Study Session held on October 18, 2017.

A **MOTION** was made by Vice Chair Hamilton, seconded by Commissioner Jones, to approve the Study Session minutes of October 18, 2017. The Motion carried unanimously.

PUBLIC HEARING

5. DR17-1112, Gilbert Market Buildings A and B: Site plan, landscape, grading and drainage, colors and materials, elevations, floor plans and lighting for two sites on 0.77 acres located south and west of Gilbert Road and Vaughn Avenue zoned Heritage Village Center (HVC).

Amy Temes, Senior Planner, reviewed the Gilbert Market, Parcels A and B, located at the southwest corner of Gilbert Road Vaughn Avenue. This property is owned by the Town of Gilbert and there is a development agreement with LGE Design Group for both parcels. The property consists of .77 acres, with plans for a 40,900 square foot, four-story office building on Parcel A, and approximately 4,800 square feet of internal space on Parcel B for a restaurant component with a co-op layout. The four-story office building will have commercial (restaurant or entertainment) on the first floor with an outdoor patio, with office space above and a fourth-floor deck area. Parcel B has a 20-foot wide patio out front at the property line, which is preferred in the development guidelines for the Heritage District. The 700 square foot rear patio space will have a greenscreen. For Parcel A, the main entrance is on Vaughn Avenue with a large patio space of 1,500 plus square feet. One of the conditions of approval calls for bike parking, which will be located to not obstruct the sidewalk. The streetscape is compliant with the development guidelines.

There has been an issue downtown with dumpsters. This development will have a trash compactor in back of Building B to be shared with area businesses. The guidelines require a 12-foot landscaped pedestrian walkway along the back of the alley. Other businesses in the area typically have a 5 to 6 foot sidewalk with landscaping. The compactor just fits without impacting the alley, and can accommodate a 5 foot sidewalk, but not landscaping. As the compactor is so important for this site, a deviation from the guidelines was requested, which is within the purview of the Redevelopment Commission. To add interest, the compactor doors will incorporate an artistic element to be determined by the applicant, and staff is amenable to this idea. To soften the look of the hardscape, there will be a green wall with artificial plants. There are planters along the front patio, with trees along Vaughn and Ash. Staff is in agreement with the urbanized landscaping. The drainage flows to the collection system in Vaughn Avenue. Building A features smooth red brick with dark gray and black metal accents. The first floor has clear glass with the potential for roll up doors or glass doors, with gray glass on the upper floors. Awnings are a minimum of 7 feet, with patio covers of 20 feet in depth.

In the study session, there were comments about the lack of articulation on the south elevation facing Hale Theater. The applicant has addressed those concerns by adding piers in brick with both uplighting and downlighting accents. Staff was pleased with those added features. The development guidelines require that a storefront be 75 percent glass. The front elevation is now at 66 percent. To change the percentage of glass for a building of this height and proportion would require the brick columns to be narrowed, and there is concern with taking away from the architecture and quality of the building. The Redevelopment Commission had agreed in the Study Session that the storefront was adequate and did meet the intent of the guidelines. Staff is asking that the 66 percent glass storefront be allowed. The screening for the mechanical on the roof was found to be adequate at the Study Session.

Building B materials include painted block in light gray with wood-like soffits under the front canopy. The north side facing Oregon's consists of large gray blocks, which will be painted with a mural as allowed by the development guidelines. As long as the mural does not reflect the use in the building, it will be acceptable as art. The applicant will decide on the artwork, as allowed by code. There is a greenscreen wall

on the back patio space. The lighting meets the requirements and blends in with the character of the building. Staff has no issues with Building B as proposed.

Additional conditions of approval include placing the overhead electric lines underground, and extending the water easement. The applicant is aware of these conditions and has no outstanding concerns.

Staff is recommending approval of DR17-1112.

Questions:

Tyler Jones asked if the building meets LEED certification standards. Ms. Temes stated to her knowledge it does not, and that it is not a requirement under the code.

Ryan Hamilton asked if all of the conditions of approval were vetted with no controversy. Ms. Temes stated the applicant has no issues with the conditions, and is in attendance at the meeting to answer any questions. Ryan Hamilton asked if the deviations that are requested as well as the list of conditions needed to be incorporated into the motion on this item.

Town Attorney, Chris Payne, stated that a motion for approval with conditions as stated will be sufficient.

Tyler Hudgins asked about the expansion of the Hale Theater as it relates to the back of Building A. Ms. Temes stated Hale Theater is planning additions on the east and west sides, a large marquee on the south side, and a rear utility yard enclosure, with no changes in parking spaces. The 20-foot requirement will be maintained for the shared access drive, so that it will be wide enough to allow for two-way traffic, even if Hale were to build to the property line.

Tyler Hudgins asked about the lighting on the back side. Ms. Temes stated there will be decorative lighting on the first floor at the base of the windows pointing up, as well as on the third floor pointing down to add definition and interest.

Tyler Jones asked when the signage request would come up for Building B. Ms. Temes stated the signage will be a separate request and will be done administratively. As long as it meets the requirements and code, staff can approve a Heritage sign application.

Chair Hudgins opened the floor to the public for questions or comments. There were none.

MOTION: Motion by Vice Chair Hamilton to approve the Findings of Fact and approve DR17-1112, Gilbert Market Buildings A and B: Site plan, landscape, grading and drainage, colors and materials, elevations, floor plans and lighting for two sites on 0.77 acres located south and west of Gilbert Road and Vaughn Avenue zoned Heritage Village Center (HVC), including the conditions of approval as stated. Commissioner Jones provided a second. Motion passed unanimously.

6. UP17-1034: Heritage District Parking Garage II: Request to approve a Conditional Use Permit for approximately 1.2 acres of real property located east of the northeast corner of Gilbert Road and Vaughn Avenue to allow a Parking Facility in the Heritage Village Center (HVC) zoning district.

Nathan Williams, Planner, stated this item was reviewed in a Study Session before the Redevelopment Commission in October, 2017, for a Conditional Use Permit to allow a parking facility in the Heritage Village Center zoning district. The Design Review application will come back to the Redevelopment Commission in December, 2017.

The site is 1.2 acres located east of the northeast corner of Gilbert Road and Vaughn Avenue. Hearn Way and Bricomp Road will form an L-shaped public street to be constructed along with the infrastructure improvements. There is a development agreement between the Town and The Yard for the .5 acre site to the west. All of these construction projects will be going on essentially at the same time. The Yard proposal will come before the Redevelopment Commission in December, 2017.

The main access to the parking garage will be off Vaughn Avenue on the southwest corner. The Hearn and Bricomp improvements include a pedestrian plaza and valet access. The parking structure contains 5 decks, 597 parking spaces, with a footprint of 42,000 square feet. The development standards required for the Use Permit are outlined in the report, and staff has determined that all of these requirements have been met.

The Redevelopment Commission is being asked for a recommendation of approval to the Planning Commission, who will hear the item in December, 2017.

There were no questions or comments from the Redevelopment Commission.

Chair Hudgins opened the floor to the public for questions or comments. There were none

MOTION: Motion by Commissioner Jones to approve UP17-1034: Heritage District Parking Garage II: Request to approve a Conditional Use Permit for approximately 1.2 acres of real property located east of the northeast corner of Gilbert Road and Vaughn Avenue to allow a Parking Facility in the Heritage Village Center (HVC) zoning district. Vice Chair Hamilton provided a second. Motion passed unanimously.

COMMUNICATIONS

7. **Report from the CHAIR on current or future events.** The Chair made no report.
8. **Report from COUNCIL LIAISON on current or future events.** Councilmember Anderson reminded the Commission that this weekend the Gilbert Days events will be held. He encouraged everyone to participate. He advised that the Town Council has directed staff to reactivate the Arts and Culture Task Force. They will address the artwork for the new bridge, and Councilmember Anderson would also like the Task Force to review some of the art-related items mentioned tonight. This week, Councilmember Anderson received by email a letter of resignation from Marc Barlow. Councilmember Anderson expressed appreciation on behalf of the Town for all of the work Mr. Barlow has done with the Redevelopment Commission. He is one of the longest standing members on the Commission and will be missed. The resignation will be effective December 1, 2017.
9. **Report from COMMISSIONERS on current or future events.** There were no reports.
10. **Report from STAFF LIAISON on current or future events.** Amanda Elliott reported that staff is moving forward with the Redevelopment Plan and Master Plan. Meetings with stakeholder groups are planned for November 30 and December 1, 2017. There are 11 stakeholder groups including residents, merchants, the Redevelopment Commission, Town Council, staff and anyone involved with the Heritage District. The first group will focus on identifying the top three areas of concern in the Heritage District, which will direct the consultant's focus. A public meeting will be held on November 30, 2017. The Commission is welcome to attend that meeting in addition to the Redevelopment Commission working group.

ADJOURN

With no further business before the Commission, Chair Hudgins adjourned the meeting at 7:11 P.M.

Tyler Hudgins, Chair